MiraCosta College
ICBOC UPDATE
MEASURE MM UPDATED
February 12, 2019
KITCHELL

AGENDA
Standing Reports
Status of Design
Status of Construction
Status of Contracts Let
Status of Finance (Cost to Date)
Q&A

Program Schedule Summary

Active Projects – 13

Program Financial Summary

(as of December 31, 2018)

STATUS OF DESIGN

STATUS OF DESIGN

- **Environmental Studies/Reports**
  - San Elijo Coastal Commission review and approval on-going for New Student Services and Administration Building
- **District Standards/Guidelines**
  - Version 2 has been completed
  - Architectural design guidelines for the Oceanside campus are in the process of being finalized

STATUS OF DESIGN

- **In Design**
  - Oceanside: Athletic Field Renovation and New Athletic Field Support Building
  - Oceanside: B1000 Administration Renovation
  - Oceanside: Design-Build Package 1 - New Parking Lot 5A, PV & Tennis Support Building, New Gym Building and New Allied Health Building
  - Oceanside: Design-Build Package 2 - New Chemistry & Biotechnology Building
  - Oceanside: Design-Build Package 3 - New Student Services Building
  - San Elijo: New Student Services and Administration Building
  - San Elijo: B500 Modernization
  - CLC: New Student Services Building
  - CLC: New Monument Sign and Entryway

OC ATHLETIC FIELD RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $6.8M
- **Architect:** LPA
- **Building SQ FT:** 2,100 SF
- **Schedule:** Design: Jan. 2018 – Dec. 2018; Completed
  DSA: Jan. 2019 – March 2019
  Bid/Award: April 2019 – May 2019
  Construction: June 2019 – June 2020
  Closeout: July 2020 – August 2020

- **Scope:** This project consists of replacing the existing track and field as well as replacing the existing storage building with a restrooms, changing facility and storage. The removal of the existing track will facilitate the addition of an international sized soccer field and a multi-purpose field in its place. A walking/jogging path will be located around the perimeter of the athletic fields.

- **Status:** Design team completed the design documents and submitted project to the Division of State Architect (DSA) for review in December 2018. Initial review comments have been received from DSA. Project team is working on incorporating DSA and constructability review comments as well as preparing bid documents.

OC ATHLETIC FIELD RENOVATION

OC B1000 ADMINISTRATION RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $11.1M
- **Architect:** Little Architects
- **Building SQ FT:** 18,800 SF

- **Schedule:** Design: July 2018 – June 2019
  DSA: July 2019 – Dec. 2019
  Bid/Award: Jan. 2020 – Mar. 2020
  Construction: Apr. 2020 – Mar. 2021
  Closeout: Apr. 2021 – Jun. 2021

- **Scope:** This project consists of renovating the entire building to increase capacity and replacing MEPs with a new floor layout. Project will also include temporary portables as swing space. For renovation projects interior spaces will be re-programmed, major work will be completed on the interior walls and finishes will be upgraded.

- **Status:** Programing phase is completed. The design team continues to work on the design development phase defining floor layout options and furthering the plans and specifications.

MIRACOSTA COLLEGE

OC DESIGN BUILD PROJECTS

Design-Build Project Packages

- **Package 1**
  - **New Parking Lot 5A and Tennis Court Support Building**
  - **New Gym Building**
  - **New Allied Health Building**
- **Package 2**
  - **New Chemistry & Biotech Building**
- **Package 3**
  - **New Student Services Building**

OC DESIGN BUILD – PACKAGE 1: NEW PARKING LOT 5A, PV & TENNIS SUPPORT BUILDING

- **Phase:** **Criteria** Design
- **Delivery Method:** Design-Build
- **Project Budget:** $16.7M
- **Criteria Architect:** Lionakis

- **Schedule:** Criteria Design: Nov. 2018 – Mar. 2019
  DBE Procurement: Jan. 2019 – June 2019
  DBE-Design: June 2019 – Dec. 2019
  DSA: Dec. 2019 – Apr. 2020
  Final GMP Contract: Apr. 2020 – June 2020
  DBE-Construction: June 2020 – Apr. 2021
  Closeout: Apr. 2021 – June 2021

- **Scope:** A new parking Lot will provide 500+ additional parking spaces and will be located near the main entrance to the campus. The new drive aisle leading to the lot will be strategically located to avoid a four way intersection on Barnard. The parking lot will include photovoltaic shade structure system and charging stations. The new tennis support building will provide the tennis courts with adequate storage, restroom facilities and house a relocated transformer to power the tennis court lighting.

- **Status: A programming and criteria architect was selected and the** criteria design phase has started. Initial user group meetings and discussions have begun and continue frequently.

OC DESIGN BUILD – PACKAGE 1: NEW GYM BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Build
- **Project Budget:** $36.8M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 35,000 SQ FT

- **Schedule:** Criteria Design: Nov. 2018 – Mar. 2019
  DBE Procurement: Jan. 2019 – June 2019
  DBE-Design: June 2019 – Apr. 2020
  DSA: Apr. 2020 – Jan. 2021
  Negotiate: Jan. 2021 – Apr. 2021
  DBE-Construction: Apr. 2021 – Dec. 2022
  Closeout: Dec. 2022 – Feb. 2022

- **Scope:** The new Gymnasium will replace the existing gym buildings and provide a consolidated location for the new gymnasium, athletics instruction spaces, and the Wellness Center. The facility will also include locker rooms, equipment storage, and a multi-purpose studio.

- **Status: A programming and criteria architect was selected and the** criteria design phase has started. Initial user group meetings and discussions have begun and continue frequently.

OC DESIGN BUILD PACKAGE 1: NEW ALLIED HEALTH BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Build
- **Project Budget:** $27.8M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,450 SQ FT
- **Schedule:** Criteria Design: Nov. 2018 – Mar. 2019
  DBE Procurement: Jan. 2019 – June 2019
  DBE-Design: July 2019 – June 2021
  DSA: July 2021 – Mar. 2022
  Final GMP Contract: April 2022 – Dec. 2022
  DBE-Construction: Jan. 2023 – Dec. 2024
  Closeout: Jan. 2025 – Mar. 2025

- **Scope:** A new facility will provide a consolidated location and appropriate facilities for all of the Allied Health programs. Preliminary program includes state-of-the-art simulation spaces, including patient and operating rooms, as well as hands-on skills labs and classrooms. The master plan assumes a single story building whose design is coordinated with the new gym complex to crate a unified campus and design aesthetic.

- **Status: A programming and criteria architect was selected and the** criteria design phase has started. Initial user group meetings and discussions have begun and continue frequently.

MIRACOSTA COLLEGE

OC DESIGN-BUILD PACKAGE 2: NEW CHEMISTRY & BIOTECHNOLOGY BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Build
- **Project Budget:** $35.7M
- **Criteria Architect:** Lionakis
- **Building SQ FT:** 20,630
- **Schedule:** Criteria Design: Nov. 2018 – Mar. 2019
  DBE Procurement: Feb. 2019 – July 2019
  DBE-Design: July 2019 – Jan. 2020
  DSA: Jan. 2020 – July 2020
  Final GMP Contract: July 2020 – Oct. 2020
  DBE-Construction: Nov. 2020 – Aug. 2022
  Closeout: Aug. 2022 – Oct. 2022

- **Scope:** The new Chemistry and Biotechnology Building will provide a state-of-the-art facility with new chemistry and biochemistry labs and two 40-seat flexible classrooms. As the district's Biotechnology program expands into a Baccalaureate degree program, the building will provide needed space for growth. The project will be the major component of the Science, Technology, Engineering and Mathematics (STEM) quad and plaza.

- **Status: A programming and criteria architect was selected and the** criteria design phase has started. Initial user group meetings and discussions have begun and continue frequently.

MIRACOSTA COLLEGE

OC DESIGN-BUILD PACKAGE 3: NEW STUDENT SERVICES BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Build
- **Project Budget:** $47.8M
- **Criteria Architect:** Gensler
- **Building SQ FT:** 39,040

- **Schedule:** Criteria Design: Nov. 2018 – Apr. 2019
  DBE Procurement: Apr. 2019 – Sep. 2019
  DBE-Design: Sep. 2019 – June 2020
  DSA: June 2020 – Oct. 2020
  Final GMP Contract: Oct. 2020 – Jan. 2021
  DBE-Construction: Jan. 2021 – Nov. 2022
  Closeout: Nov. 2022 – Jan. 2023

- **Scope:** The new Student Services facility will consolidate student service functions currently scattered throughout the campus to a single, one-stop shop, and will include a new home for the Veterans Center. Located at the current Pedley Park, the new building is strategically located to act as a gateway building for the campus, providing a much-needed sense of entry and easy wayfinding for new or prospective students. Currently proposed as a two-story structure, the building will also allow access and entry from the street level for visitors and campus promenade level for current students.

- **Status: A programming and criteria architect was selected and the** criteria design phase has started. Initial user group meetings and discussions have begun and continue frequently.

MIRACOSTA COLLEGE

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $11.8M
- **Architect:** Little Architecture
- **Building SQ FT:** 10,770 SF

- **Schedule:** Design: Mar. 2018 – Feb. 2019
  DSA: Feb. 2019 – May 2019
  Bid/Award: May 2019 – July 2019
  Construction: July 2019 – July 2020
  Closeout: August 2020 – October 2020

- **Scope:** The Student Services & Administration Building will provide a new gateway and face of the San Elijo Campus. It will replace the existing Administration building and consolidate all of the student services operations under one roof. The new building will provide administrative offices and meetings spaces that will allow staff to properly serve the student body.

- **Status:** 100% construction drawings have been completed and are going through a design and constructability review. Division of State Architects submittal is planned for end of February 2019.

MIRACOSTA COLLEGE

SAN NEW STUDENT SERVICES AND ADMINISTRATION BUILDING

SAN B500 RENOVATION

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $3.0M
- **Architect:** Little Architecture
- **Building SQ FT:** 7,790 SF

- **Schedule:** Design: Aug. 2018 – Feb. 2019
  DSA: Mar. 2019 – Apr. 2019
  Bid/Award: May 2019 – June 2019
  Construction: July 2019 – Dec. 2019
  Closeout: Dec 2019 - Jan. 2020

- **Scope:** Full building modernization and moderate renovation, along with mechanical, electrical and plumbing system replacements, new finishes and FF&E.

- **Status:** The design team is currently working on finalizing the construction documents in anticipation of Division of State Architects submittal in March 2019.

CLC NEW STUDENT SERVICES BUILDING

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $11.5M
- **Architect:** Lord Architecture
- **Building SQ FT:** 9,910 SF
- **Schedule:** Design: Mar. 2018 – Feb. 2019
  DSA: Feb. 2019 – May 2019
  Bid/Award: June 2019 – Aug. 2019
  Construction: Sept. 2019 – Oct. 2020
  Closeout: Nov. 2020 – Jan. 2021

- **Scope:** New Building will provide student friendly space that consolidates student study and resource spaces along with staff space into a single dynamic environment that is required to properly serve the needs of the CLC.

- **Status:** 100% construction drawings have been submitted. Design reviews are completed, and documents are being updated for a February 2019 Division of State Architect submittal.

CLC NEW STUDENT SERVICES BUILDING

CLC NEW MONUMENT SIGN AND ENTRYWAY

- **Phase:** Design
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $1.2M
- **Architect:** WLC Architecture

- **Schedule:** Design: Aug. 2018 – Dec. 2018; Completed
  DSA: Jan. 2019 – Feb. 2019
  Bid/Award: Feb. 2019 – April 2019
  Construction: May 2019 – August 2019
  Closeout: Sept. 2019 - October 2019

- **Scope:** A new monument sign/entry structure to provide a sense of arrival to the campus and a means of wayfinding.

- **Status:** Design has been submitted to Division of State Architects for review and approval. Project team is anticipating DSA comments by early February 2019 and is planning for over the counter review and approval. Project team is currently preparing bid documents.

MiraCosta College

CLC NEW MONUMENT SIGN AND ENTRYWAY

MiraCosta College

STATUS OF CONSTRUCTION

STATUS OF CONSTRUCTION

- **In Construction**
  - San Elijo: B600 Modernization
  - San Elijo: Temporary Portables for Swing Space Phase 2
  - San Elijo: B300 Modernization

SAN B600 MODERNIZATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $2.2M
- **Architect:** Architects Mosher Drew
- **Building SQ FT:** 5,295 SF

- **Schedule:** Design: Sept. 2017 – Mar. 2018; Completed
  DSA: Apr. 2018 – May 2018; Completed
  Bid/Award: May 2018 – June 2018; Completed
  Construction: June 2018 – Jan. 2019; Completed
  Closeout: Jan. 2019 - March 2019

- **Scope:** Full building modernization, along with mechanical, electrical and plumbing building system replacements, and building exterior element replacements. For modernization projects interior spaces will not be re-programmed, minor work will be completed on interior walls and finishes will be upgraded.

- **Status:** **Construction was completed and building / classrooms were opened as scheduled for the start of the spring 2019 semester.** Miscellaneous punch list work remains and closeout process is ongoing.

MIRACOSTA COLLEGE

SAN B600 MODERNIZATION

MIRACOSTA COLLEGE

SAN TEMPORARY PORTABLES FOR SWING SPACE

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
  Piggyback Contract for Portable Buildings
- **Project Budget:** $2.9M
- **Architect:** MJK Architecture
- Schedule: Initial Phase of Temporary Portables / Swing Space: Feb. 2018 – August 2018; Completed
  Second Phase of Temporary Portables / Swing Space: Aug. 2018 – Jan. 2019; Completed

- **Scope:** Initial phase of temporary portables / swing space will include three classrooms, office space and a restroom. Second phase will include two additional classrooms.

- **Status: Construction of the Phase 2 of the temporary portables for swing space was completed and building / classrooms were opened as scheduled for the start of the spring 2019 semester.** Miscellaneous punch list work remains and closeout process is ongoing. Classes previously located in B300 began in the swing space in January 2019 due to B300 being now under construction.

MIRACOSTA COLLEGE

SAN B300 MODERNIZATION

- **Phase:** Construction
- **Delivery Method:** Design-Bid-Build
- **Project Budget:** $2.0M
- **Architect:** Architects Mosher Drew
- **Building SQ FT:** 7,377 SF
- **Schedule:** Design: Sept. 2017- June 2018; Completed
  DSA: July 2018 – Sept. 2018; Completed
  Bid/Award: Oct. 2018 – Nov. 2018; Completed
  Construction: Dec. 2019 – July 2019
  Closeout: August 2019 – Sept. 2019

- **Scope:** Full building modernization, along with mechanical, electrical and plumbing building system replacements, and building exterior element replacements. For modernization projects interior spaces will not be re-programmed, minor work will be completed on interior walls and finishes will be upgraded.

- **Status:** Construction has commenced. Interior demolition is ongoing and the project team is currently coordinating and reviewing future work.

MIRACOSTA COLLEGE

STATUS OF CONTRACTS LET

STATUS OF CONTRACTS LET – In Process

- **Request for Task Order Proposals (RFTOPs)**
  - San Elijo: B200 Modernization Architectural Services
  - CLC: Building A + B Renovation Architectural Services
- **Design-Build Request for Qualifications and Proposals (RFQ/Ps)**
  - Oceanside Design-Build **Package 1 – Health and Wellness Hub: New Parking Lot 5A & Tennis Court Support Building, New Gym Building and New Allied Health Building**

STATUS OF CONTRACTS LET - Upcoming

- Oceanside Design-Build Request for Qualifications and Proposals (RFQ/Ps)
  - **Package 2: New Chemistry and Biotechnology Building**
  - **Package 3: New Student Services Building**
- San Elijo: B100 Renovation Architectural Services RFTOP
- Program Wide Request for Qualification's (RFQ's): Commissioning Services
- Program Wide RFQ's: Project Inspection Services
- Program Wide RFQ's: Special Inspection and Material Testing Services

STATUS OF FINANCE
(Cost to Date)

STATUS OF FINANCE (Cost to Date)

- **Master Program Budget – Phase 1**
  - See attached reports
  - Discuss upcoming overall master program budget issuance
- **Review Commitments & Expenditures**
  - See attached report
  - Commitments - $35M
  - Expenditures - $23.3M
- **Initial performance and financial audit was completed and no findings were noted**
- **Discuss and review upcoming dashboard publish**

MEASURE MM COST SAVING MEASURES

- **District direct purchase Program Management Office set-up items (furniture, copier, etc.) versus lease for duration of contract and/or program**
  - Estimated rough order magnitude savings over life of program $25,000
- **No markup on professional services consultant reimbursables**
  - Estimated rough order magnitude savings over life of program $75,000 - 100,000
- **Move forward with previous architect and engineering teams for design of San Elijo B300 and B600 Modernizations**
  - Estimated rough order magnitude savings of $100,000

Questions